



TARGETED REHAB
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Invitation to Bid HNS 18-26

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 1911 Jennings St		Targeted Rehabilitation – Lincoln Heights Neighborhood	
Bid Walk:		2/15/18 at 1:00 pm (THURSDAY)	
Bid Opening:		2/22/18 at 2:00 pm (THURSDAY)	
Client Name: Bobby Street			
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



TARGETED REHAB
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1911 Jennings St be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____

Date: _____



TARGETED REHAB
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1911 Jennings St. Charlotte, NC 28216	Owner:	Bobby Street
Structure Type:	Single Unit	Owner Phone:	Home:
Square Feet:	1234	Program(s):	Tested- HAS LEAD Targeted Rehab Program (C1)
Year Built:	1963		
Property Value:	62000		
Tax Parcel:	07504515		
Census Tract:			
Property Zone:	Council District 2		

Attic Insulation Increase to R-38

ATTIC

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost:	X	=	
Base	Quantity		Total Cost

Bathtub and Shower Surround 5' Fiberglass

BATHROOM - MAIN

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.

***Select tub/surround with consideration that grab bars may be installed INSIDE the tub surround. Boarded up window on the inside of the tub surround is to be abandoned.



Bid Cost:	X	=	
Base	Quantity		Total Cost

Work Specification

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Grab Bars

BATHROOM - MAIN

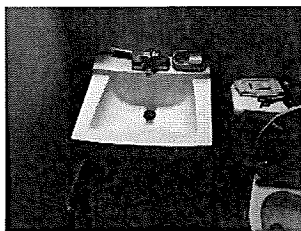
Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM - MAIN

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.

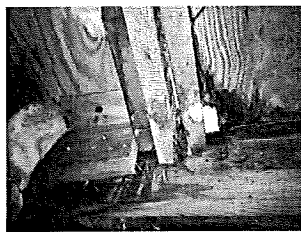


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Floor System Repair

BATHROOM - MAIN

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.



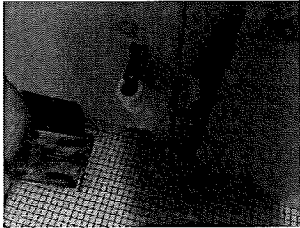
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Resilient Flooring

BATHROOM - MAIN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Accessory Set - 3 Piece Chrome

BATHROOM - MAIN

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Drywall Replacement

BATHROOM - MAIN

Remove all damaged gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.

***Price includes drywall replacement for walls and ceiling.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

*RT Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. Work includes painting walls and all trim.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

*RT Prep & Paint Ceiling

BATHROOM - MAIN

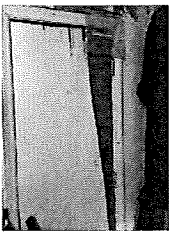
Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Slab Door Interior- Master Bedroom Closet

BEDROOM - MASTER

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish. This door replacement is for the closet.



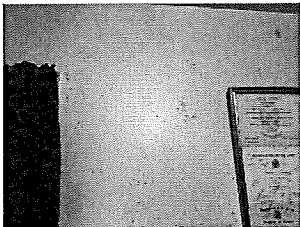
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Drywall Replacement

BEDROOM - MASTER

Remove all damaged gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.

***Price here includes all drywall repair/replacement needs for walls and ceiling, and includes the inside of the closet.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Masonry Pier Replace

CRAWL SPACE

Replace failed pier with masonry pier with mortared joints and poured concrete footing per Code.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Roof Sheathing Replace and Structural Repair

EXTERIOR

Exterior

Replace roof sheathing using wood structural panels at a minimum 5/8 inch, CDX plywood or Oriented Strand Board (OSB). "H-Clips" shall be used for all roof sheathing installation. If all existing roof sheathing is to be replaced, include installation of new barge rafters and outriggers.

Repair/replaced damaged or decayed rafters, ceiling joists, or other roof/attic area framing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prehung Metal Door Entrance - New Kitchen Entry Door

EXTERIOR

Exterior

Install new Energy Star rated pre-hung exterior door off of the kitchen (the new rear exterior wall). Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Exterior Steps Install

EXTERIOR

Exterior

Install new wood steps and stringers to Code, leading out from new rear entry door off of the kitchen. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

House Number

EXTERIOR

Exterior

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Repaint/Refinish Wrought Iron Railing

EXTERIOR

Exterior

Remove rust and deteriorated paint, prime and repaint wrought iron railings.



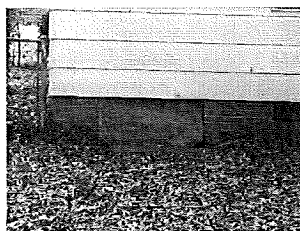
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Aluminum Storm Door - Front Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Light Fixture Exterior - New Kitchen Entry

EXTERIOR

Exterior

Install a UL approved, LED light fixture at newly constructed rear entry door off of the kitchen.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

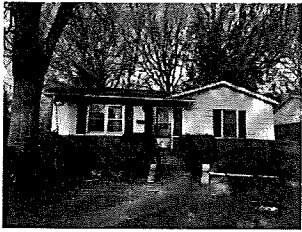
Work Specification

Vinyl Soffit & Aluminum Facia

EXTERIOR

Exterior

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all facia and wood trim with PVC coated aluminum coil stock. (11.4)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Fascia Boards - New Rear Exterior Wall

EXTERIOR

Exterior

Remove all wood required, including cutting rafter tails. Install 2x6 fascia boards to all roof edges, attach to rake ladders and rafter tails. Include all necessary boxing to properly tie overhangs together.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

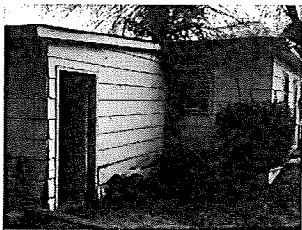
Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Demolition

GENERAL REQUIREMENTS

Completely demolish and remove all refuse and debris from rear of the home - consisting of a complete addition that includes a hallway, two bedrooms, one half bath, and storage shed. Personal belongings inside this part of the home are to also be disposed of.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Structural Repair - Floor and Wall

GENERAL REQUIREMENTS

Remove and replace any damaged floor or wall structure on/near what will be the new rear exterior wall of the home. This wall is currently the rear wall of the kitchen and bathroom. This could include decayed band still, top and bottom plates, and multiple studs.

New exterior wall should be properly insulated to Code (minimum of R-13), and work should include any new electrical repair/termination necessary to provide a new exterior rear wall of the home following demolition of rear bedrooms, half bath, and hall.

The new exterior rear wall shall be clad in fiber-cement siding to match existing Masonite clapboard siding as close as possible, and an attractive transition from existing siding to new siding should be considered in your price. Or, if matching isn't feasible, consult with PM to clad newly framed wall in a well-designed manner. Exterior painting will be included in a separate line item.

This part of the project is expected to be turn-key, and include whatever necessary that may not be listed here, to provide a new exterior wall for home.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Combination CO2/Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up. (35.09)

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Dumpster

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: X =
Base Quantity Total Cost

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: X =
Base Quantity Total Cost

Exterminate Insects

GENERAL REQUIREMENTS

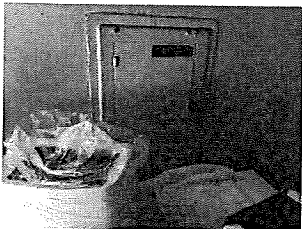
Exterminate for roaches. Include a one year warranty. All extermination shall be performed by a licensed contractor.

Bid Cost: X =
Base Quantity Total Cost

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



Bid Cost: X =
Base Quantity Total Cost

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.

Bid Cost: X =
Base Quantity Total Cost

Work Specification

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

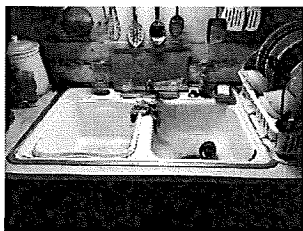


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

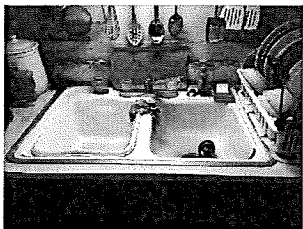


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Drywall Replacement

KITCHEN

Remove all damaged gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.

***Price here includes all drywall repair/replacement needs for walls and ceiling.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

10-Jan-18

Address

1911 Jennings St

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white wood fascias, soffits and attic air vents and frames ON MAIN HOUSE (Note: the wood fascias and soffits on the back addition are not coated with lead-based paint)	Repair damaged wood and cover with Tyvek and aluminum or vinyl.	1		
2	Windows A1, A2, A3, B1, B2, C3, D3 and D4 - white wood window casings, headers, sills, sashes and wells	Replace window sashes and wells with vinyl windows, and cover window casings, headers and sill with Tyvek and aluminum	8		
2b	Side A - red wood shutters at windows A1, A2, A3 and front entry door	Remove and replace with similar style vinyl shutters, Owner's choice of color. (Note: do not replace shutters at front entry door. Shutters at door are to be removed and not replaced).	2		
3	Door A1 (to Room 3) - white wood door casings and header	Cover with Tyvek and aluminum.	1		
4	Door B1 (to Room 3) - white wood door casings, header, jambs, stops and threshold	Remove and dispose of door. Do not replace. This section of the home is to be demolished.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 3 In lieu of complete removal, window frames may be enclosed with vinyl on.
- 4 Exterior in accordance with all project manual requirements
- 5 Contact lead assessor to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#		

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone: